



City of Santa Barbara
Airport Department

DATE: May 20, 2009
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – L3 Communications, Maripro, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a six-month Lease Agreement , with one six-month option, with L3 Communications, Maripro, Inc., a California Corporation, for 1,950 square feet of storage in Building 315, at 90 Dean Arnold Place, at the Santa Barbara Airport, effective May 15, 2009, for a monthly rental of \$1,365, exclusive of utilities.

DISCUSSION:

The subject Premises are located south of Hollister Avenue in an Airport Facilities (AF) zone.

L-3/Maripro has been an Airport tenant since June 2006, when the Maripro Division was purchased from Nautronix, Inc., an Australian corporation. The Premises will be used as storage for an undersea positioning, vessel control, diver communications and marking equipment company. L3's need for the space is project specific and is reflected in the term of the lease. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.72 per square foot and is comparable to other buildings and land on the Airport for similar use and in similar condition. Maripro will also pay for all charges for utilities. Water and sewer are not available at this location.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map